

October 28, 2014

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**VIA E-MAIL (PDXCOMPPLAN@PORTLANDOREGON.GOV)**

Portland Planning and Sustainability Commission  
1900 SW 4th Avenue, Suite 7100  
Portland, OR 97201

**Re: PSC Comprehensive Plan Testimony -- Proposed Mixed Use-Civic Corridor Map Amendment for Riverside Centre and 5550 Macadam**

Dear Portland Planning and Sustainability Commission:

This office represents Shorenstein Properties LLC, the owner and operator of a four building office complex on SW Macadam comprised of River Forum I & II (4380 and 4386 SW Macadam Avenue), Riverside Centre (5100 SW Macadam Avenue) and 5550 Macadam (5550 SW Macadam Avenue). Please include this testimony in the record and notify us of the decision.

River Forum I & II are located within the Central City 2035 Plan area, and we understand that no comprehensive plan designation changes are proposed at this time.

Riverside Centre and 5550 Macadam are both currently designated as Urban Commercial on the comprehensive plan, and are zoned Storefront Commercial with design and greenway overlays. The 2035 Comprehensive Plan proposes amending the comprehensive plan designation for both Riverside Centre and 5550 Macadam to "Mixed Use -- Civic Corridor."

Shorenstein Properties cannot meaningfully comment on the proposed comprehensive map amendment because the Mixed Use zone has not yet been developed. It is also not possible to determine whether the proposed comp plan map amendment complies with statewide planning goals and related regulations when the intensity and type of development allowed is undefined.

The City's current schedule requires that public comments on the comprehensive plan map must be submitted by March 13, 2015, but the proposed Mixed Use zoning code will not be released until "Spring 2015." We respectfully request that the Planning and Sustainability Commission defer making any recommendations related to the Mixed Use comprehensive plan designation until the Mixed Use zoning code is developed.

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We understand the City's time constraints related to periodic review, but the creation of a new comp plan and zoning category cannot be rushed and should not be done hastily.

Very truly yours,

A handwritten signature in black ink, appearing to read "Dana L. Krawczuk". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Dana L. Krawczuk

DLK:dlk

cc: Gregg Meyer, Shorenstein Properties LLC (via email)